042.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,900 / 774,900
					USE VALUE:	774,900 / 774,900
					ASSESSED:	774,900 / 774,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
227	-229	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MICHAUD CATHERINE P/TRUSTEE
Owner 2:	C & C MICHAUD TRUST
Owner 3:	
Street 1:	227 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,471 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 2292 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3471.000	397,500		377,400	774,900
Total Card	0.080	397,500		377,400	774,900
Total Parcel	0.080	397,500		377,400	774,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.09 | /Parcel: 338.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29757

GIS Ref

GIS Ref

Insp Date 11/07/18

!3607!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	398,600	0	3,471.	377,400	776,000	776,000	Year End Roll	12/18/2019
2019	104	FV	309,900	0	3,471.	401,000	710,900	710,900	Year End Roll	1/3/2019
2018	104	FV	309,900	0	3,471.	292,500	602,400	602,400	Year End Roll	12/20/2017
2017	104	FV	290,900	0	3,471.	254,700	545,600	545,600	Year End Roll	1/3/2017
2016	104	FV	290,900	0	3,471.	217,000	507,900	507,900	Year End	1/4/2016
2015	104	FV	259,700	0	3,471.	212,300	472,000	472,000	Year End Roll	12/11/2014
2014	104	FV	259,700	0	3,471.	174,500	434,200	434,200	Year End Roll	12/16/2013
2013	104	FV	270,000	0	3,471.	166,000	436,000	436,000		12/13/2012

PRINT

Date	Time
12/10/20	18:49:04

LAST REV

Date	Time
04/09/19	14:28:08
apro	
3607	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIGLEY MARY V	29775-299		2/9/1999		256,500	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2000	918	Porch	4,000	C				REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/7/2009	Meas/Inspect	189	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29757
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3471		Sq. Ft.	Site		0	80.	1.36	1			Med. Tr	-10					377,375						377,400	

Total AC/HA: 0.07968 | Total SF/SM: 3471 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 377,375 | Spl Credit | Total: 377,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10811520
Const Adj.:	0.89082175
Adj $ / SQ:	167.813
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	576068
Depreciation:	178581
Depreciated Total:	397487

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

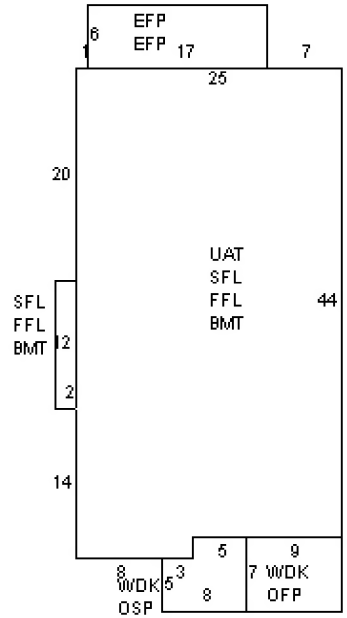
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	1
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,146	50.340	57,694
FFL	First Floor	1,146	167.810	192,313
SFL	Second Floor	1,146	167.810	192,313
UAT	Upper Attic	281	67.130	18,829
EFP	Enclos Porch	204	36.140	7,373
WDK	Deck	113	13.230	1,495
OFP	Open Porch	63	38.030	2,396
OSP	Screen Porch	50	43.120	2,156
	Net Sketched Area:	4,149	Total:	474,569
Size Ad	2292	Gross Are	4990	FinArea 2292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.81
Special Features:	0	Val/Su Net:	95.81
Final Total:	397500	Val/Su SzAd	173.43

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	